

7/18/24, 4:42 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | Cymraeg

Energy performance certificate (EPC)

50 Bollin Drive CONGLETON CW12 3SJ	Energy rating D	Valid until 10 January 2034
		Certificate number 0340-2809-2390-2794-6365

Property type	Semi-detached house
Total floor area	59 square metres

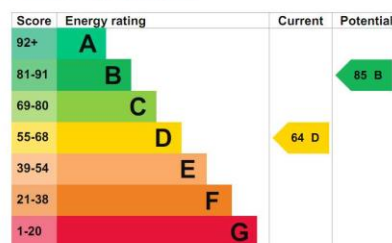
Rules on letting this property

Properties can be let if they have an energy rating from A to E. You can read [guidance for landlords on the regulations and exemptions](#) from [www.gov.uk/government/guidance/energy-efficiency-landlord-guidance](#).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2809-2390-2794-6365>

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Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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50 Bollin Drive
Congleton, Cheshire CW12 3SJ

Selling Price: £190,000

- WELL MAINTAINED TWO BED SEMI DETACHED HOME
- DINING KITCHEN & SPACIOUS LOUNGE
- BRICK BLOCK DRIVEWAY PROVIDING OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- POPULAR LOCATION CLOSE TO TOWN CENTRE
- NO CHAIN

Situated in the desirable Grangeland Park development, this highly sought-after two-bedroom semi-detached home is conveniently close to the town centre and all amenities.

An ideal pad for young professionals/retirees or downsizers and an ideal rental investment.

- Key Features
- **Modern Conveniences:** The property features double glazing and gas central heating.
- **Parking:** A brick block driveway provides off-road parking.
- **Garden:** An enclosed rear garden offers a private outdoor space.
- Accommodation
- Ground Floor:
- **Entrance Vestibule:** Welcoming entrance leading into the home.
- **Lounge:** Spacious lounge area.
- **Dining Kitchen:** Modern dining kitchen with ample space for meal preparation and dining.
- First Floor:

- **Bedrooms:** Two double bedrooms. Bathroom: Equipped with a sleek white suite.
- Location
- **Cheshire Countryside:** Enjoy the scenic Cheshire countryside right on your doorstep.
- **Transport Links:** Congleton's central position offers easy access to the M6 motorway, major roads to Manchester Airport, and a main railway station with national rail links.
- Local Amenities
- **Shopping and Services:** Marks & Spencer Simply Food Tesco Various local shops including butchers and florists Essential services such as pharmacies, medical practices, and dental offices
- **Recreational Activities:** Lively nightlife with an array of pubs, restaurants, and fitness centres. Outdoor activities including scenic walks in the Peak District National Park

This home perfectly combines modern living with convenient access to both urban amenities and natural beauty.

Viewing is highly recommended to appreciate everything this property has to offer.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE HALL : PVCu double glazed window to side aspect. Door to:

LOUNGE 16' 9" x 11' 2" (5.10m x 3.40m) into under stairs: PVCu double glazed window to front aspect. Contemporary fitted electric fire having log effect inset. Double panel central heating radiator. BT telephone point (subject to BT approval). Television aerial point. Stairs to first floor.

DINING KITCHEN 11' 1" x 10' 8" (3.38m x 3.25m): Fitted with a range of custom painted wall and base units having roll edge preparation surfaces over incorporating stainless steel single drainer sink unit with mixer tap. 4-ring gas hob and electric oven below. Space and plumbing for washing machine. Space for fridge. Tiled to splashbacks. Single panel central heating radiator. Space for dining table and chairs. Valliant wall mounted gas combination central heating boiler. Double glazed sliding aluminium patio doors to rear patio.

Stairs & Landing :

First Floor :

BEDROOM 1 REAR 11' 1" x 10' 11" (3.38m x 3.32m): PVCu double glazed window to rear aspect. Single panel central heating radiator. Built-in storage cupboard. 13 Amp power points.

BEDROOM 2 FRONT 11' 1" x 7' 9" (3.38m x 2.36m) plus door recess: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Access to roof space.

BATHROOM 7' 8" x 4' 10" (2.34m x 1.47m): PVCu double glazed window to side aspect. Fitted with a three piece suite comprising: low level W.C., pedestal wash hand basin and panelled bath having mixer tap with shower attachment and

shower screen. Tiled to splash backs. Single panel central heating radiator.

Outside :

FRONT : Block paved driveway providing off road parking for two cars. Path and gate to:

REAR : Indian stone paved terrace with railway sleeper, steps down to lawned gardens with raised planters and a further pebble laid patio area and timber garden shed to the rear of the garden. Cold water tap. Gated access to the front.

TENURE : Freehold (subject to solicitors verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 3SJ

